

Development Standards Committee

March 20, 2019 at 5:00 p.m.

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

- I. Welcome/Call Meeting to Order.
- II. Consideration and action regarding the minutes of the regular DSC meeting of February 20, 2019
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- IV. Reconvene in Public Session.
- V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII recommended for Summary Action.
- VI. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Consideration and action regarding the chiller yard and HVAC installation that was approved for a rehearing at the Development Standards Committee meeting of February 20, 2019.
Dirk Laukien / Innospec Oilfield Services
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
 - B. Consideration and action for the installation of light pole banners identifying The Waterway Arts District proposed to be displayed year-round.
The Woodlands Township / Visit The Woodlands
2801 Technology Forest Blvd.
Lot 0200 Block 0599 Section 0999 Village of Research Forest
 - C. Consideration and action for the addition of tennis court lighting.
The Woodlands Township / Ridgewood Park
4192 Interfaith Way
Lot 0001 Block 0045 Section 0040 Village of Panther Creek
 - D. Variance request for the preliminary submission for an exterior remodel and addition that encroaches over the platted building line, does not meet the minimum parking requirements, exceeds the amount of impervious coverage allowed in the Development Criteria and includes manicured vegetation proposed within the forest preserve.
Cortes Real Properties LLC / Hourglass Surgery Center
12721 Sawmill Road
Lot 0210 Block 0599 Section 0046 Village of Grogan's Mill
 - E. Consideration and action to install a "homework box" on the storefront exterior.
KM Marcel Crossing II, LLC / Kumon

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8000 McBeth Way, Suite 155
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

- F. Variance request to relocate an existing building sign that does not meet the height requirements of the shopping center criteria.
KM Marcel Crossing II, LLC / Kumon
8000 McBeth Way, Suite 155
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- G. Variance request for the conceptual submission for multiple tenants on an interior monument sign that was originally approved for a single tenant.
Bhatia Family PTP LTD
10333 Kuykendahl Road
Lot 0150 Block 0499 0046 Section Village of Sterling Ridge
- H. Variance request for a building sign that includes a logo that exceeds the maximum size allowed and is not registered with color as a feature of the mark.
GRI Woodlands Crossing LLC / Elements Massage
10700 Kuykendahl Road, Suite I
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- I. Consideration and action for the exterior color change.
GS Parkside LP/The Biltmore Luxury Living
10600 & 10601 Six Pines Drive
Lots 0200,0201,0269 Block 0599 Section 0036 Village of Grogan's Mill
- J. Variance request for the proposed change to the approved landscape plan that is not sealed.
2978 Colonnade Group LP / Hummingbird Tea Room
30420 FM 2978, Suite 130
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- K. Consideration and action for a construction activity plan and staging and storage areas for the interior remodeling project.
CNI THL PROPCO FE LLC / Fairfield Inn & Suites
16850 Interstate Highway 45 South
Lot 8800 Block 0555 Section 0999 Village of College Park
- L. Consideration and action regarding the proposed signage for a reserved parking space(s) and painting on the wheel stops.
Northex LLC / D&O Dentistry and Orthodontics
9950 Woodlands Parkway Suite 500
Lot 300 Block 0078 Section 0046 Village of Sterling Ridge

VII. Consideration and Action of the Residential Applications and Covenant Violations.

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1. Variance request for the new home construction concept proposal, that will be located within the five-foot side easement and beyond the 25' rear building setback and exceeds the maximum amount of living area allowed according to the Neighborhood Criteria for the lot.
Jeff Paul Custom Homes
183 Timber Mill Street
Lot 09, Block 04, Section 13 Village of Grogan's Mill
2. Consideration and Action for the new home construction concept proposal.
Gregory L Albert
17 Coralvine Court
Lot 60, Block 02, Section 20 Village of Grogan's Mill
3. Request for review by Development Standards Committee in absence of the Residential Design Review Committee for a proposed tree removal.
Anthony McCallum
43 West Knightsbridge Drive
Lot 14 Block 02, Section 02 Village of Harpers Landing at College Park
4. Request for review by Development Standards Committee in absence of the Residential Design Review Committee for proposed paving and a possible variance as the paving exceeds the maximum allowed hard surface area.
Katie Balfe
201 West Misty Dawn Drive
Lot 13 Block 01, Section 05 Village of Harper's Landing at College Park
5. Request for review by Development Standards Committee in absence of the Residential Design Review Committee for existing decking and artificial turf, and possible variances as they do not respect the side and rear easements and artificial turf is not an approvable ground cover.
Robert Carpenter
59 North Creekmist Place
Lot 28, Block 02, Section 04 Village of Harper's Landing at College Park
6. Variance request for a proposed patio cover with fire pit that does not respect the 20 foot rear setback
Bryan Johnson
22 Dove Trace Circle
Lot 12, Block 02, Section 24 Village of Indian Springs (TWA)
7. Variance request for a proposed patio cover with summer kitchen that does not respect the 25 foot rear setback
Erik Leagjeld
7 Strawberry Canyon Place
Lot 02, Block 01, Section 16 Village of Sterling Ridge
8. Variance request for a proposed fence that will not be located a minimum of three feet from the front
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façade of dwelling.
Michael Pariser
122 West Greywing Circle
Lot 07 Block 04 Section 6 Village of Alden Bridge

9. Variance request for a proposed fence that will exceed the maximum height of 6' 6" allowed per Fence Standard and Neighborhood Criteria.
Peter J. Kartalia
50 West Gaslight Place
Lot 94 Block 01 Section 26 Village of Alden Bridge
10. Variance request for a proposed fence that will extend beyond the side platted building line more than five feet as allowed per standard.
Roland Illerhaus
2 Classic Oaks Place
Lot 33 Block 01 Section 07 Village of Alden Bridge
11. Variance request for proposed fences that will exceed the maximum height allowed of 8 feet per Standards and Development Criteria for Section 77 of Alden Bridge.
Alderon Woods Townhome Association/First Service Residential
Alderon Woods Neighborhood – 54 townhomes
Lot 00 Block 00 Section 77 Village of Alden Bridge
12. Variance request for an existing pergola that does not respect the left side easement
Edwin M. Gutierrez
70 North Curly Willow Circle
Lot 3, Block 1, Section 15 Village of Creekside Park West
13. Variance Request for existing artificial turf which is not an approvable landscape material.
Eric and Heidi Place
270 Rockwell Park Blvd
Lot 05, Block 04, Section 35 Village of Creekside Park
14. Variance request for an existing shed that does not respect the side and rear easements.
Dianna L Christian
62 North Walden Circle
Lot 51 Block 01 Section 42 Village of Alden Bridge
15. Variance request for an existing fence stain that is not an approvable color.
Scott Kilgore
66 Wyatt Oaks Drive
Lot 64, Block 02, Section 22 Village of Creekside Park West
16. Variance request for an existing fence stain that is not an approvable color.

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Marcos Razon
7412 Lake Paloma Trail
Lot 13, Block 01, Section 11 Village of Creekside Park

17. Variance request for an existing shed that does not respect the side and rear easements.

Christopher Gedemer
58 North Braided Branch Drive
Lot 16, Block 01, Section 31 Village of Creekside Park West

18. Variance request for an existing paving that does not respect the side easement.

John Blome
191 South Thatcher Bend Circle
Lot 13, Block 02, Section 36 Creekside Park

19. Variance request for an existing paving that does not respect the rear easement and a fence that is not located entirely on owner's property.

John McMillan
51 South Bristol Oak Circle
Lot 49 Block 01 Section 11 Village of Alden Bridge

20. Request for approval of a home business – small business consulting.

Abel Puga
15 Archer Oak Place
Lot 29 Block 03, Section 29 Village of Sterling Ridge

21. Request for approval of a home business – Life coach

Jorge Cristo
45 Acrewoods Place
Lot 02 Block 01, Section 43 Village of Sterling Ridge

22. Consideration and action to pursue legal action for outstanding Covenant violations.

Calm Ventures LLC
122 Pioneer Canyon Place
Lot 8, Block 2, Section 22 Village of Creekside Park West

23. Consideration and action to pursue legal action for outstanding Covenant violations.

Ozz H Chukumerije
45 South Piney Plains Circle
Lot 16, Block 1, Section 7 Village of Alden Bridge

24. Consideration and action to pursue legal action for outstanding Covenant violations.

Muhammad A Ethesham
94 Buck Trail Place
Lot 60, Block 3, Section 4 Village of Creekside Park

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25. Consideration and action to pursue legal action for outstanding Covenant violations.
Nancy MacDonell & Troy A Gjerde
2 Granite Path Place
Lot 8, Block 3, Section 4 Village of Creekside Park
26. Consideration and action to pursue legal action for outstanding Covenant violations.
Joshua & Kathryn Arterbury
6 Granite Path Place
Lot 7, Block 3, Section 4 Village of Creekside Park
27. Consideration and action to pursue legal action for outstanding Covenant violations.
Jason M & Jeanette R McMullen
173 Linton Downs Place
Lot 20, Block 2, Section 34 Village of Alden Bridge
28. Consideration and action to pursue legal action for outstanding Covenant violations.
Jason L & Deborah Montagne
15 Bonnaire Drive
Lot 7, Block 2, Section 28 Village of Alden Bridge
29. Consideration and action to pursue legal action for outstanding Covenant violations.
David L & Lestico D Todd
134 West Sundance Circle
Lot 56, Block 1, Section 59 Village of Alden Bridge
30. Consideration and action to pursue legal action for outstanding Covenant violations
Fine Realty LLC Series B (Feras Elhajj)
38 Prosewood Drive
Lot 28, Block 1, Section 1 Village of Grogan's Forest at College Park
31. Consideration and action to pursue legal action for outstanding Covenant violations.
Alvaro Amaya
34 Wickerdale Place
Lot 36, Block 2, Section 60 Village of Sterling Ridge
32. Consideration and action to pursue legal action for outstanding Covenant violations.
Kimberly D Willing
99 South Rocky Point Circle
Lot 18, Block 2, Section 5 Village of Creekside Park
33. Consideration and action in regard to violations for removal of trees that do not meet the Standards for tree removal.
Paul Chang

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10 Columnberry Court
Lot 30 Block 2 Section 84 Village of Alden Bridge

34. Appeal of the Residential Design Review Committee decision in regard to the proposed painting of brick on the dwelling that may not be in keeping with character of neighborhood.

Jonathan Sacks
10 Harmony Links Place
Lot 37 Block 01, Section 18 Village of Sterling Ridge

35. Variance request for a proposed patio cover with summer kitchen that does not respect the 20 foot rear setback and for proposed paving that does not respect the 10 foot rear easement.

Jeremy Holberg
26 Garden Path Place
Lot 9, Block 1, Section 9 Village of Creekside Park West

36. Variance request for a fence that does not respect the side building line and proposed pool equipment that encroaches into side easement more than two feet.

Kevin Witt
30 Whetstone Ridge Way
Lot 25 Block 01, Section 74 Village of Sterling Ridge

37. Variance request for proposed driveway widening that does not respect the side easement and exceeds maximum width allowed.

Allan and Nicole Coulton
18 Mohawk Path Place
Lot 92, Block 01, Section 06 Village of Creekside Park

38. Variance request for existing paving that does not respect the side and rear yard easements and exceeds the maximum hard surface area allowed.

Carlos Lage Jr.
50 West New Avery Place
Lot 77 Block 01, Section 26 Village of Alden Bridge

39. Variance request for an existing trash cart enclosure incorporated within a wrought iron fence that is not an approvable design and does not meet the Standards.

Michael Fischer
83 North Curly Willow Circle
Lot 18, Block 02, Section 15 Village of Creekside Park West

40. Variance request for proposed paving that will not respect the rear ten foot easement and exceeds the maximum hard surface area allowed.

Bilnoski Living Trust
75 Silver Crescent Ct.
Lot 29 Block 02, Section 01 Village of Alden Bridge

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41. Variance request for an existing driveway widening that exceeds width allowed.

Scott Kilgore
66 Wyatt Oaks Drive
Lot 64, Block 02, Section 22 Village of Creekside Park West

42. Variance request for an existing detached building that does not respect the rear and left side easements.

Mark Barnard
134 South Arrow Canyon Circle
Lot 21, Block 01, Section 03 Village of Creekside Park

VIII. Consideration and action to appoint candidates who applied to serve on the Indian Springs (WCA) Residential Design Review Committee.

IX. Consideration and action to correct the Neighborhood Criteria for Grogan's Mill Section 15, specifically for lots 1-32 of Block 2 and Lot 17-20 of Block 1.

X. Public Comments

XI. Member Comments

XII. Staff Reports

XIII. Adjourn



A handwritten signature in black ink that reads "Rosalinda B. Blase".

Property Compliance Manager
For The Woodlands Township